

# CUMULATIVE ECONOMIC IMPACT OF NASSAU COUNTY IDA PROJECTS

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Prepared for:

Nassau County Industrial Development Agency  
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## About Camoin Associates

Camoin Associates has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. We specialize in real estate market analysis to evaluate the feasibility and impacts of proposed projects. Through the services offered, Camoin Associates has had the opportunity to serve EDOs and local and state governments from Maine to Texas; corporations and organizations that include Lowes Home Improvement, FedEx, Volvo (Nova Bus) and the New York Islanders; as well as private developers proposing projects in excess of \$600 million. Our reputation for detailed, place-specific, and accurate analysis has led to projects in twenty states and garnered attention from national media outlets including *Marketplace* (NPR), *Forbes* magazine, and *The Wall Street Journal*. Additionally, our marketing strategies have helped our clients gain both national and local media coverage for their projects in order to build public support and leverage additional funding. The firm currently has offices in Saratoga Springs, NY, Portland, ME, and Brattleboro, VT. To learn more about our experience and projects in all of our service lines, please visit our website at [www.camoinassociates.com](http://www.camoinassociates.com). You can also find us on Twitter @camoinassociate and on Facebook.

## The Project Team

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## Executive Summary

The mission of the Nassau County Industrial Development Agency (the “IDA”) is to promote the economic welfare and prosperity of Nassau County (the “County”) by providing economic development resources and financial assistance to County businesses of all sizes. The IDA’s various incentive programs have resulted in significant benefits for the County. Since 2010, the IDA has approved Applications for Financial Assistance for 64 principal projects. Studies conducted on these projects evaluated the economic impacts of these projects on the County in terms of jobs, earnings, and sales, as well as the impact on County and local revenues resulting from negotiated PILOT agreements. Two additional IDA programs, the LEADS (Local Enterprise Assistance and Development Service) program and the Business Recovery Center (BRC) Hurricane Sandy assistance program, have also positively impacted the County by incentivizing investment. The LEADS program has provided assistance to 17 businesses, and the BRC has helped 127 businesses affected by Hurricane Sandy.

Together, IDA programs led to the creation or retention of over 23,800 direct and indirect jobs in the County since 2010. This includes 17,300 jobs from project operations and 6,500 jobs related to construction.

Total Impact of IDA Programs on Jobs			
	Principal	LEADS	Total
Jobs*	22,691	1,172	<b>23,863</b>
Jobs from Project Operations	16,388	954	<b>17,342</b>
Construction Phase Jobs	6,303	218	<b>6,521</b>

\*Includes direct and indirect jobs.

Source: NCIDA, Camoin Associates

As shown in the tables below, the projects will result in almost \$42.3 billion in economic output over the length of their terms. They will also support \$12.9 billion in earnings, of which, \$9.0 billion will be spent in-County.

Cumulative Economic Impact over Project Term			
	Principal	LEADS	Total
Sales over Project Term	\$ 41,522,287,750	\$ 742,861,225	<b>\$ 42,265,148,975</b>
Earnings over Project Term	\$ 12,608,090,533	\$ 301,786,505	<b>\$ 12,909,877,038</b>
Spending over Project Term	\$ 8,825,663,373	\$ 211,250,554	<b>\$ 9,036,913,927</b>

Source: NCIDA, Camoin Associates

Principal, LEADS, and Business Recovery Center projects together made \$887 million in investments in the County through construction spending and purchases of furnishings, fixtures, and equipment.

Construction and Other Business Investment	
Principal	\$ 836,042,349
LEADS	\$ 10,901,100
Business Recovery Center	\$ 39,705,800
Total	\$ 886,649,249

Source: NCIDA, Camoin Associates



Projects will pay over \$45 million in annual property tax revenues once their various PILOT agreements expire.

Annual Property Taxes Paid After PILOT Expiration		
Annual Property Taxes Paid	\$	45,441,210

Source: NCIDA, Camoin Associates



## Introduction

Since 2010, Camoin Associates (“Camoin”) has been assisting the Nassau County Industrial Development Agency (the “IDA”) by performing economic and fiscal impact analyses on development projects for which the IDA has received Applications for Financial Assistance. These studies conducted by Camoin analyze the impact that each project has on the Nassau County (the “County”) economy and on local municipal revenues, net of any economic activity that would occur even if the project were not completed.

The studies quantified the economic impact of the projects on the County in terms of net new jobs, earnings, and sales. Both the direct effects—those impacts that occur as a result of direct spending by the project applicant—as well as the indirect effects—those spillover impacts that occur as new dollars circulate through the County economy—were determined.<sup>1</sup> Camoin analyzed the one-time impacts of project construction and renovation, as well as the annual ongoing impacts of project operations.

Camoin also evaluated the fiscal benefits and costs to the County of each project through a comparison of property tax revenues to be collected by the County and its municipalities, school districts, and special districts without the project, versus PILOT revenue received under the PILOT agreement.<sup>2</sup>

The purpose of this report is to summarize the cumulative economic and fiscal impact of these projects on the County. In addition, the report summarizes the impact of two additional IDA programs: the LEADS (Local Enterprise Assistance and Development Service) program and the Business Recovery Center Hurricane Sandy assistance program.

## Nassau County Employment Trends

As context for this study, we present the following trends in employment in Nassau County and Long Island:<sup>3</sup>

- Nassau County’s unemployment rate fell considerably between April 2010 and April 2015, dropping 2.6 percentage points from 6.8% to 4.2%.
- The number of Nassau County residents employed in the tri-state area rose by 1.4% over the five years to April 2015, reaching 655,300. This was the highest employment level of any April during that period.
- Nonfarm jobs in Nassau and Suffolk counties increased by 5.5% between April 2010 and April 2015 to 1,294,200. This was also the highest job count for any April during that period.

Overall, Nassau County’s employment situation has continued to improve over the last five years. The business attraction and retention efforts of the IDA have been instrumental in promoting the ongoing economic welfare and prosperity of the County and ensuring that Nassau County remains a business-friendly environment.

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<sup>1</sup> See Attachment A for more information on economic impact analysis.

<sup>2</sup> The IDA can, at its discretion, negotiate a PILOT (payment-in-lieu-of-taxes) agreement for a given project to abate the otherwise-applicable property tax. These PILOTS generally incrementally increase the payments of the property owner over a period of time after which the property owner resumes paying full taxes on the assessed value of the property.

<sup>3</sup> All data from the Nassau County Office of Management and Budget.



## Methodology

Camoin reviewed the project impact studies and culled the following data for calculation of the cumulative impact of IDA activities:

- Total jobs at full employment (direct and indirect)
- Total earnings at full employment (direct and indirect)
- Total sales at full employment (direct and indirect)<sup>4</sup>
- Total in-County spending
- Total construction/renovation budget

Camoin also determined the total annual property taxes to be paid by property owners annually once negotiated PILOT agreements expire. In making these calculations, we assumed that applicable tax rates and assessed values would remain constant. Where available, the assessed value of the as-built project was multiplied by the applicable tax rates (county, municipality, schools, special district) to determine otherwise applicable taxes in year 1, absent a PILOT agreement. This payment amount was inflated by 1.58% per year for each year of the PILOT agreement to determine annual taxes to be paid in the year after the PILOT expires.<sup>5</sup>

For projects for which as-built assessments were not available, the final-year PILOT payment was inflated by 1.58% to estimate property tax payments in the year following PILOT expiration. PILOTs are generally constructed so that final-year payments are close to the otherwise applicable property tax amount.

Impacts of LEADS and BRC projects were provided to Camoin by the IDA.

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<sup>4</sup> Note that for studies completed prior to July 2013, sales impacts were not included due to limitations in Economic Modeling Specialists Intl. (EMSI) input-output modeling software at the time. Sales for these projects were estimated by multiplying earnings by average sales-to-earnings ratios of projects for which sales figures were available. The average direct-sales-to-direct-earnings ratio was 3.23, and the average indirect-sales-to-indirect-earnings ratio was 2.71.

<sup>5</sup> Source: New York State Department of Taxation and Finance. 1.58% is the average annual year-over-year increase in full-value tax rates for all Nassau County jurisdictions between 2004 and 2013, the most recent period for which data is available.



## Projects Studied

Since 2010, the IDA has provided assistance for 64 principal projects, almost all of which included a PILOT agreement. It has also provided assistance for 17 additional projects through the LEADS program, and aided 127 businesses through the Business Recovery Center. Principal and LEADS projects have ranged in construction budget from under \$50,000 to over \$100 million, with a median budget of about \$3.4 million. The projects have spanned a variety of use types, as summarized in the table below.

NCIDA Projects by Use Type		
Use	Principal Projects	LEADS Projects
Office	14	10
General Commercial/Industrial	14	2
Industrial	13	4
Residential	7	0
Residential/Retail Mixed Use	6	0
Hotel	4	0
Assisted Living Center	3	0
Other	3	1
Total	64	17

Source: NCIDA, Camoin Associates

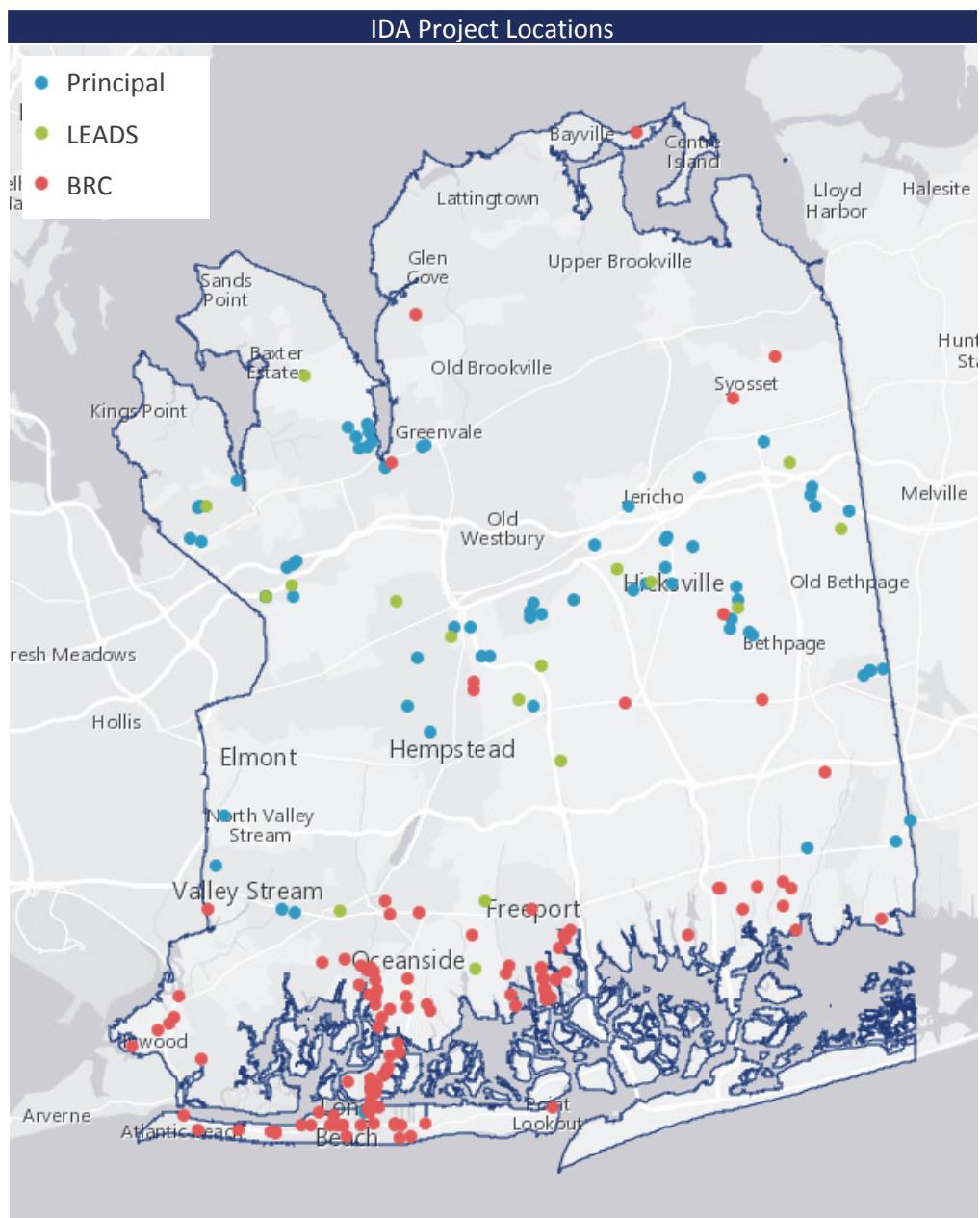
Residential projects have resulted in the construction of 1,350 new residential units, including 325 affordable-rate units.

New Residential Units	
Market-Rate Units	1,025
Affordable-Rate Units	325
Total	1,350

Source: NCIDA, Camoin Associates



As depicted in the map below, projects have widespread impacts throughout the County.



See attachments for full tables of project descriptions and impacts.

## Economic Impact of Principal Projects

The table below outlines the combined annual impact of principal projects on Nassau County in terms of direct, indirect, and total jobs, earnings, and sales. Note that these figures include only net new economic activity—added or retained jobs, earnings, and sales that would not be present in the County without the assistance of the IDA.

Annual Economic Impact of Principal Projects			
	Direct	Indirect	Total
Jobs	7,677	8,711	16,388
Earnings	\$ 554,709,120	\$ 513,963,937	\$ 1,068,673,057
Sales	\$ 2,002,182,424	\$ 1,787,289,580	\$ 3,789,472,004

Source: NCIDA, Camoin Associates

IDA assistance is responsible for the creation or retention of over 16,300 jobs, \$1.1 billion in annual earnings, and \$3.8 billion in annual sales.

Multiplying the annual project impacts over the lifetime of their respective PILOT terms we determined the following cumulative economic impacts.<sup>6</sup>

Cumulative Economic Impact over Project Term	
Sales over Project Term	\$ 41,522,287,750
Earnings over Project Term	\$ 12,608,090,533
Spending over Project Term	\$ 8,825,663,373

Source: NCIDA, Camoin Associates

The cumulative sales, or output, resulting from the economic activity generated by the projects are \$41.5 billion. Earnings totaled \$12.6 billion, and of that amount, \$8.8 billion was spent within the County.

The total construction budget for all principal projects is \$836 million. This value is essentially the increase in the County's tax base that is attributable to IDA activities. This construction activity resulted in 6,303 direct and indirect construction phase jobs.

Construction Impacts of Principal Projects	
Construction Budget	\$ 836,042,349
Construction Phase Jobs*	6,303

\*Includes direct and indirect jobs

Source: NCIDA, Camoin Associates

<sup>6</sup> We assume that construction occurs during the first year of the PILOT and that cumulative impacts begin to accrue in year 2.



We estimate that approximately \$45.4 million in annual property taxes will be paid out annually from those projects that have received IDA assistance once their PILOT agreements expire. These are new revenues that would not be generated for the County and its various sub-jurisdictions but for IDA incentives.

Annual Property Taxes Paid After PILOT Expiration		
Annual Property Taxes Paid	\$	45,441,210

Source: NCIDA, Camoin Associates

## LEADS Project Impact

The Nassau County IDA LEADS (Local Enterprise Assistance and Development Service) program offers small and mid-size businesses economic development services and resources such as financial assistance, access to a dedicated loan fund, and sales and use tax exemptions. Since 2012, the LEADS program has provided assistance to 17 businesses,<sup>7</sup> which have had measurable economic impacts on the County.

Annual Economic Impact of LEADS Projects			
	Direct	Indirect	Total
Jobs	569	385	954
Earnings	\$ 38,120,735	\$ 22,236,566	\$ 60,357,301
Sales	\$ 94,485,749	\$ 54,086,496	\$ 148,572,245

Source: NCIDA, Camoin Associates

The LEADS program is responsible for creating or retaining 569 direct jobs, and over 950 total jobs. In addition, the program supported over \$60 million in earnings and close to \$149 million in sales annually. Multiplying these impacts over the term of each project,<sup>8</sup> we calculate the following cumulative impacts:

Cumulative Economic Impact of LEADS Projects over Project Term		
Sales over Project Term	\$	742,861,225
Earnings over Project Term	\$	301,786,505
Spending over Project Term	\$	211,250,554

Source: NCIDA, Camoin Associates

Cumulative sales for the projects totaled almost \$743 million. Earnings totaled almost \$302 million, of which \$211 million was spent within the County.

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<sup>7</sup> See Attachment C for list of businesses.

<sup>8</sup> LEADS projects have a term of five years.



The total construction budget for LEADS projects was \$836 million, which resulted in the creation of 218 direct and indirect construction-related jobs.

Construction Impacts of LEADS Projects	
Construction Budget	\$ 836,042,349
Construction Phase Jobs*	218

\*Includes direct and indirect jobs

Source: NCIDA, EMSI Camoin Associates

## Business Recovery Center Project Impact

Established by the IDA in the wake of Hurricane Sandy, the Business Recovery Center has provided financial assistance to businesses affected by the hurricane. The Center offered affected businesses a sales tax exemption on the purchase of any furniture, fixtures, equipment, machinery, computers, and building materials that were necessary to ensure the businesses could reopen. About 125 businesses have taken advantage of the program, spending \$39.7 million on needed fixtures and supplies.

Economic Impact of Business Recovery Center	
Total Business Investments	\$ 39,705,800

Source: NCIDA



## Attachment A

### What is economic impact analysis?

The purpose of conducting an economic impact study is to ascertain the total cumulative changes in employment, earnings and output in a given economy due to some initial “change in final demand”. To understand the meaning of “change in final demand”, consider the installation of a new widget manufacturer in Anytown, USA. The widget manufacturer sells \$1 million worth of its widgets per year exclusively to consumers in Canada. Therefore, the annual change in final demand in the United States is \$1 million because dollars are flowing in from outside the United States and are therefore “new” dollars in the economy.

This change in final demand translates into the first round of buying and selling that occurs in an economy. For example, the widget manufacturer must buy its inputs of production (electricity, steel, etc.), must lease or purchase property and pay its workers. This first round is commonly referred to as the “Direct Effects” of the change in final demand and is the basis of additional rounds of buying and selling described below.

To continue this example, the widget manufacturer’s vendors (the supplier of electricity and the supplier of steel) will enjoy additional output (i.e. sales) that will sustain their businesses and cause them to make additional purchases in the economy. The steel producer will need more pig iron and the electric company will purchase additional power from generation entities. In this second round, some of those additional purchases will be made in the US economy and some will “leak out”. What remains will cause a third round (with leakage) and a fourth (and so on) in ever-diminishing rounds of spending. These sets of industry-to-industry purchases are referred to as the “Indirect Effects” of the change in final demand.

Finally, the widget manufacturer has employees who will naturally spend their wages. As with the Indirect Effects, the wages spent will either be for local goods and services or will “leak” out of the economy. The purchases of local goods and services will then stimulate other local economic activity; such effects are referred to as the “Induced Effects” of the change in final demand.

Therefore, the total economic impact resulting from the new widget manufacturer is the initial \$1 million of new money (i.e. Direct Effects) flowing in the US economy, plus the Indirect Effects and the Induced Effects. The ratio between Direct Effects and Total Effects (the sum of Indirect and Induced Effects) is called the “multiplier effect” and is often reported as a dollar-of-impact per dollar-of-change. Therefore, a multiplier of 2.4 means that for every dollar (\$1) of change in final demand, an additional \$1.40 of indirect and induced economic activity occurs for a total of \$2.40.

Key information for the reader to retain is that this type of analysis requires rigorous and careful consideration of the geography selected (i.e. how the “local economy” is defined) and the implications of the geography on the computation of the change in final demand. If this analysis wanted to consider the impact of the widget manufacturer on the entire North American continent, it would have to conclude that the change in final demand is zero and therefore the economic impact is zero. This is because the \$1 million of widgets being purchased by Canadians is not causing total North American demand to increase by \$1 million. Presumably, those Canadian purchasers will have \$1 million less to spend on other items and the effects of additional widget production will be cancelled out by a commensurate reduction in the purchases of other goods and services.

Changes in final demand, and therefore Direct Effects, can occur in a number of circumstances. The above example is easiest to understand: the effect of a manufacturer producing locally but selling globally. If, however, 100% of domestic demand for a good is being met by foreign suppliers (say, DVD players being imported into the US from Korea and Japan), locating a manufacturer of DVD players in the US will cause a change in final demand because all of those dollars currently leaving the US economy will instead remain. A situation can be envisioned whereby a producer is serving both local and foreign demand, and an impact analysis would have to be careful in calculating how many “new” dollars the producer would be causing to occur domestically.



## Attachment B - Principal Projects

Project	Date of Study	Use	Address	Village/CDP	Town/City
NPD Group	2012	office	900 West Shore Rd	Port Washington	North Hempstead
REP 85 South Service Road LLC	Nov-10	office	85 South Service Rd	Plainview	Oyster Bay
Hornell Brewing Company Inc.	Nov-10	industrial	60 Crossways Park Dr W	Woodbury	Oyster Bay
Steel 401	Dec-10	industrial	401 Grumman Ave West	Bethpage	Oyster Bay
Titan Realty Holdings LLC	Feb-11	vehicle dealership	240-300 Northern Blvd	Great Neck	North Hempstead
BWD Group LLC	Apr-11	office	45 Executive Plaza	Plainview	Oyster Bay
2200 Northern Steel LLC	Jun-11	office	2200 Northern Blvd	East Hills	North Hempstead
AVR Carle Place Associates LLC	Jun-11	hotel	234 Westbury Ave	Carle Place	North Hempstead
Pine Town Homes LP	Jun-11	residential	151B East Pine St	Long Beach	Long Beach
Plaza Landmark LLC	Jun-11	residential	245-265 Great Neck Rd	Great Neck Plaza	North Hempstead
Steel Grumman	Jun-11	industrial	South Oyster Bay Rd	Bethpage	Oyster Bay
Mela Shopping Mall Inc.	Aug-11	retail	217 Bethpage Rd	Hicksville	Oyster Bay
TRCP Enterprises LTD	Aug-11	vehicle dealership	2400 Northern Blvd	Greenvale	North Hempstead
Luxottica US Holdings Corp	Oct-11	industrial	12 Harbor Park Dr	Port Washington	North Hempstead
615 South Street LLC	Nov-11	office	44 Harbor Park Dr	Port Washington	North Hempstead
The Hain Celestial Group Inc.	Mar-12	office	1111 Marcus Ave	Lake Success	North Hempstead
BDG Robbins Lane LLC	Apr-12	storage facility	300 Robbins Ln	Syosset	Oyster Bay
Amber Court Assisted Living LLC	May-12	assisted living	3400 Brush Holow Rd	Westbury	Oyster Bay
MCRT Northeast LLC	May-12	residential	140 Old Country Rd / 104 Front St	Mineola	North Hempstead
Litigation Settlement Administration Corp.	Jun-12	office	801 South Broadway	Hicksville	Oyster Bay
HSRE-EB	Oct-12	assisted living	99 South Service Rd / 400 County Line Rd / 117 Post Ave	North Hills / Massapequa / Westbury	North Hempstead / Oyster Bay / North Hempstead
Display Technologies LLC	Dec-12	office	1111 Marcus Ave	Lake Success	North Hempstead

## Attachment B - Principal Projects

Project	Direct Jobs	Total Jobs	Direct Earnings (Annual)	Total Earnings (Annual)	Direct Sales (Annual)	Total Sales (Annual)	Construction Cost	Total Spending over PILOT Term
NPD Group	10	15	\$ 1,025,000	\$ 1,414,500	\$ 3,073,520	\$ 6,978,764	—	\$ 3,960,600
REP 85 South Service Road LLC	28	44	\$ 2,296,000	\$ 3,128,000	\$ 6,884,684	\$ 9,181,724	\$ 4,995,943	\$ 2,189,600
Hornell Brewing Company Inc.	20	55	\$ 1,000,000	\$ 3,575,000	\$ 2,998,556	\$ 12,868,650	—	\$ 10,010,000
Steel 401	48	92	\$ 1,584,000	\$ 4,356,000	\$ 4,749,713	\$ 16,776,042	\$ 3,825,000	\$ 42,688,800
Titan Realty Holdings LLC	19	33	\$ 1,092,500	\$ 1,878,500	\$ 3,275,922	\$ 5,445,963	\$ 3,500,000	\$ 11,834,550
BWD Group LLC	147	222	\$ 14,579,497	\$ 20,265,501	\$ 43,717,437	\$ 59,415,728	\$ 5,550,000	\$ 198,601,910
2200 Northern Steel LLC	305	437	\$ 9,750,000	\$ 16,735,000	\$ 29,235,920	\$ 48,520,565	\$ 10,000,000	\$ 222,575,500
AVR Carle Place Associates LLC	13	21	\$ 331,954	\$ 747,954	\$ 995,383	\$ 2,143,903	\$ 19,000,000	\$ 9,947,788
Pine Town Homes LP	37	51	\$ 1,323,226	\$ 2,048,000	\$ 3,967,767	\$ 5,968,771	\$ 9,900,000	\$ 41,574,400
Plaza Landmark LLC	24	32	\$ 834,032	\$ 1,265,981	\$ 2,500,892	\$ 3,693,445	\$ 22,120,000	\$ 25,699,414
Steel Grumman	1,950	4,134	\$ 167,050,000	\$ 295,678,500	\$ 500,908,763	\$ 1,317,237,294	—	\$ 827,899,800
Mela Shopping Mall Inc.	41	53	\$ 1,230,000	\$ 1,921,000	\$ 3,688,224	\$ 5,595,982	\$ 3,250,000	\$ 12,102,300
TRCP Enterprises LTD	23	41	\$ 1,725,000	\$ 2,705,000	\$ 5,172,509	\$ 7,878,157	\$ 5,750,000	\$ 17,041,500
Luxottica US Holdings Corp	4	7	\$ 389,933	\$ 581,000	\$ 1,169,236	\$ 1,696,746	\$ 4,000,000	\$ 5,693,800
615 South Street LLC	108	178	\$ 8,190,000	\$ 12,023,000	\$ 24,558,173	\$ 35,140,570	\$ 800,000	\$ 117,825,400
The Hain Celestial Group Inc.	300	511	\$ 45,546,300	\$ 57,583,300	\$ 136,573,127	\$ 169,805,663	\$ 3,550,000	\$ 604,624,650
BDG Robbins Lane LLC	7	17	\$ 665,000	\$ 1,209,000	\$ 1,994,040	\$ 3,495,950	\$ 1,435,450	\$ 7,616,700
Amber Court Assisted Living LLC	13	18	\$ 429,000	\$ 702,495	\$ 1,286,380	\$ 2,041,463	\$ 5,000,000	\$ 4,425,719
MCRT Northeast LLC	43	60	\$ 1,648,181	\$ 2,714,590	\$ 4,942,163	\$ 7,886,375	\$ 73,902,820	\$ 36,104,047
Litigation Settlement Administration Corp.	13	18	\$ 520,000	\$ 817,000	\$ 1,559,249	\$ 2,379,226	\$ 700,000	\$ 5,147,100
HSRE-EB	55	72	\$ 1,738,115	\$ 2,615,104	\$ 5,211,835	\$ 7,633,084	\$ 284,905	\$ 16,475,155
Display Technologies LLC	65	101	\$ 7,125,000	\$ 9,111,000	\$ 21,364,711	\$ 26,847,789	\$ 2,000,000	\$ 57,399,300

## Attachment B - Principal Projects

Project	Total Earnings over PILOT Term	Total Sales over PILOT Term	Annual Property Taxes to be Paid Upon Expiration of PILOT	Description
NPD Group	\$ 5,658,000	\$ 27,915,055	\$ —	renovated building that will house the corporate headquarters of Rechler Equity Partners and its affiliates
REP 85 South Service Road LLC	\$ 3,128,000	\$ 9,181,724	\$ 118,699	PILOT extension on industrial property
Hornell Brewing Company Inc.	\$ 14,300,000	\$ 51,474,598	\$ 1,211,229	renovate of shell building for consolidation of Long Island Jewish facilities
Steel 401	\$ 60,984,000	\$ 234,864,589	\$ 510,800	
Titan Realty Holdings LLC	\$ 16,906,500	\$ 49,013,663	\$ 261,402	renovation of auto dealership
BWD Group LLC	\$ 283,717,014	\$ 831,820,196	\$ 456,714	renovation of insurance/brokerage agency office
2200 Northern Steel LLC	\$ 317,965,000	\$ 921,890,728	\$ 1,448,124	renovation of building for use as general office and industrial and research and development, including the possibility of medical offices, high-tech tenants and warehouse/distribution uses
AVR Carle Place Associates LLC	\$ 14,211,126	\$ 40,734,150	\$ 885,501	four-story, 150 suite extended stay hotel, operated by an independent company with a franchise agreement with Hilton Hotels
Pine Town Homes LP	\$ 59,392,000	\$ 173,094,346	\$ 512,606	renovation of 130 affordable residential units
Plaza Landmark LLC	\$ 36,713,449	\$ 107,109,894	\$ 654,968	93 apartments, including 18 affordable
Steel Grumman	\$ 1,182,714,000	\$ 5,268,949,177	\$ —	construction of light manufacturing park
Mela Shopping Mall Inc.	\$ 17,289,000	\$ 50,363,836	\$ 306,404	renovation project to house retail targeted at South Asian market
TRCP Enterprises LTD	\$ 24,345,000	\$ 70,903,413	\$ 229,210	expansion/renovation of auto dealership
Luxottica US Holdings Corp	\$ 8,134,000	\$ 23,754,446	\$ 180,509	renovation of warehouse/distribution facility
615 South Street LLC	\$ 168,322,000	\$ 491,967,977	\$ 668,006	expansion of WAC Lighting facility to include corporate office and warehouse facilities
The Hain Celestial Group Inc.	\$ 863,749,500	\$ 2,547,084,946	\$ 466,932	renovation of commercial building for use as office headquarters
BDG Robbins Lane LLC	\$ 10,881,000	\$ 31,463,554	\$ 268,679	construction of a storage facility and garage, which could later be converted for office or other uses
Amber Court Assisted Living LLC	\$ 6,322,455	\$ 18,373,170	\$ 271,245	construction of a new two story building connected to the Applicant's existing assisted living facility
MCRT Northeast LLC	\$ 51,577,210	\$ 149,841,116	\$ 1,203,654	rental housing development project consisting of 275 market-rate apartment units and 36 affordable senior housing units
Litigation Settlement Administration Corp.	\$ 7,353,000	\$ 21,413,035	\$ 90,196	office space for Applicant's planned relocation and expansion
HSRE-EB	\$ 23,535,936	\$ 68,697,752	\$ 2,967,450	renovations of 3 assisted living facilities
Display Technologies LLC	\$ 81,999,000	\$ 241,630,105	\$ 119,634	renovation of a portion of an existing commercial building to be used for product development and general office space

## Attachment B - Principal Projects

Project	Date of Study	Use	Address	Village/CDP	Town/City
R Best Produce	Dec-12	industrial	99 Seaview Blvd	Port Washington	North Hempstead
Jesco Lighting Group LLC	Jan-13	industrial	15 Harbor Park Dr	Port Washington	North Hempstead
Mineola Properties LLC	Jan-13	residential	250 Old County Rd	Mineola	North Hempstead
P&L Development Group of New York Corp	Jan-13	industrial	<i>many locations</i>	Westbury	Oyster Bay
Long Island Industrial Management LLC	Mar-13	industrial	<i>many locations</i>	—	—
Bayview Manor LLC	Apr-13	assisted living	1 Long Beach Rd	Island Park	Hempstead
Bical Realty Corp.	Apr-13	vehicle dealership	709 West Merrick Rd	Valley Stream	Hempstead
Farmingdale Development Company LP aka BWC Realty Partners LLC	Apr-13	residential, retail	120 Secatogue Ave	Farmingdale	Oyster Bay
Farmingdale Development Company	May-13	residential, retail	120 Secatogue Ave	Farmingdale	Oyster Bay
Ivy Enterprises Inc.	May-13	office	3 Seaview Blvd	Port Washington	North Hempstead
Steel One	May-13	industrial	1 Grumman Rd / 15 Grumman Rd	Bethpage	Oyster Bay
We're Associates Company	May-13	office	1 Dakota Dr / 3 Dakota Dr / 4 Ohio Dr	Lake Success	North Hempstead
MPA Owners LLC	Jun-13	residential, retail	157-161 Post Ave	Westbury	North Hempstead
IntraLogic Solutions Inc.	Aug-13	office	511 Ocean Ave	Massapequa	Oyster Bay
139 LLC	Nov-13	residential, retail	839 Prospect Ave	New Cassel	North Hempstead
Midtown North Hills LLC	Nov-13	residential	85-95 Long Island Expwy	North Hills	North Hempstead
Nassau Candy Distributors Inc.	Nov-13	industrial	300 Duffy Ave	Hicksville	Oyster Bay
Prospect Realty Holding Company LLC	Nov-13	office	102-110 Duffy Ave	Hicksville	Oyster Bay
Sovran Acquisition L.P.	Nov-13	storage facility	65 West John St	Hicksville	Oyster Bay
Bird Bus Sales	Dec-13	vehicle dealership	155 Terminal Dr	Plainview	Oyster Bay
Designatronics Inc.	Dec-13	industrial	250 Duffy Ave	Hicksville	Oyster Bay
Lumber Earth Realty LLC	Jan-14	residential, retail	17-21 Lumber Rd	Roslyn	North Hempstead
Fortuna LI, LLC d/b/a Garden City Hotel	Jan-14	hotel	45 7th St	Garden City	Hempstead
SPA 79 E L.P.	Feb-14	residential, retail	231-245 Main St	Farmingdale	Oyster Bay

## Attachment B - Principal Projects

Project	Direct Jobs	Total Jobs	Direct Earnings (Annual)	Total Earnings (Annual)	Direct Sales (Annual)	Total Sales (Annual)	Construction Cost	Total Spending over PILOT Term
R Best Produce	63	97	\$ 3,050,000	\$ 4,979,000	\$ 9,145,595	\$ 14,471,305	\$ 2,500,000	\$ 48,794,200
Jesco Lighting Group LLC	48	102	\$ 2,634,893	\$ 5,812,893	\$ 7,900,874	\$ 16,674,904	\$ 970,000	\$ 56,966,351
Mineola Properties LLC	49	67	\$ 1,705,274	\$ 2,642,443	\$ 5,113,359	\$ 7,700,757	\$ 65,500,000	\$ 35,144,492
P&L Development Group of New York Corp	719	1,783	\$ 25,165,000	\$ 92,570,000	\$ 75,458,659	\$ 261,554,789	\$ 3,370,625	\$ 1,231,181,000
Long Island Industrial Management LLC	467	611	\$ 16,705,602	\$ 24,724,291	\$ 50,092,681	\$ 72,231,202	\$ 26,892,352	\$ 242,298,052
Bayview Manor LLC	35	50	\$ 1,820,000	\$ 2,640,000	\$ 5,457,372	\$ 7,721,281	\$ 2,200,000	\$ 20,328,000
Bical Realty Corp.	4	7	\$ 220,000	\$ 397,000	\$ 659,682	\$ 1,148,355	\$ 1,515,000	\$ 3,056,900
Farmingdale Development Company LP aka BWC Realty Partners LLC	17	23	\$ 549,253	\$ 856,200	\$ 1,646,966	\$ 2,494,405	\$ 16,525,000	\$ 11,387,460
Farmingdale Development Company	7	11	\$ 268,793	\$ 468,000	\$ 805,991	\$ 1,355,975	\$ 7,000,000	\$ 6,224,400
Ivy Enterprises Inc.	30	55	\$ 1,396,200	\$ 2,838,200	\$ 4,186,584	\$ 8,167,752	\$ 12,330,000	\$ 21,854,140
Steel One	188	343	\$ 13,716,071	\$ 23,043,000	\$ 41,128,406	\$ 66,878,801	\$ 3,000,000	\$ 64,520,400
We're Associates Company	250	398	\$ 20,137,500	\$ 29,727,500	\$ 60,383,419	\$ 86,860,118	\$ 39,350,000	\$ 187,283,250
MPA Owners LLC	2	3	\$ 95,358	\$ 158,000	\$ 285,936	\$ 458,882	\$ 970,000	\$ 995,400
IntraLogic Solutions Inc.	45	63	\$ 2,974,680	\$ 3,986,680	\$ 8,919,744	\$ 11,713,740	\$ 1,050,000	\$ 39,069,464
139 LLC	1	2	\$ 61,555	\$ 94,179	\$ 179,715	\$ 222,697	\$ 350,000	\$ 1,252,581
Midtown North Hills LLC	73	110	\$ 2,777,909	\$ 4,177,856	\$ 4,449,197	\$ 8,937,397	\$ 80,124,364	\$ 11,697,997
Nassau Candy Distributors Inc.	310	515	\$ 19,000,000	\$ 32,325,296	\$ 49,174,317	\$ 78,671,392	\$ 1,500,000	\$ 429,926,437
Prospect Realty Holding Company LLC	543	1,106	\$ 36,924,000	\$ 65,094,291	\$ 110,718,678	\$ 188,493,059	\$ 14,700,000	\$ 865,754,070
Sovran Acquisition L.P.	3	5	\$ 120,912	\$ 194,023	\$ 525,130	\$ 795,206	\$ -	\$ 1,901,425
Bird Bus Sales	44	59	\$ 1,440,000	\$ 2,237,050	\$ 3,507,749	\$ 5,619,806	\$ 547,000	\$ 21,923,090
Designatronics Inc.	257	400	\$ 14,800,000	\$ 21,538,387	\$ 46,613,415	\$ 66,876,126	\$ 3,250,000	\$ 211,076,193
Lumber Earth Realty LLC	2	3	\$ 83,916	\$ 128,392	\$ 190,070	\$ 302,834	\$ 6,500,000	\$ 1,258,242
Fortuna LI, LLC d/b/a Garden City Hotel	24	33	\$ 624,000	\$ 1,678,560	\$ 1,871,099	\$ 6,505,377	\$ 25,989,522	\$ 4,699,968
SPA 79 E L.P.	4	5	\$ 125,240	\$ 190,365	\$ 282,726	\$ 448,833	\$ 6,000,000	\$ 2,531,855

## Attachment B - Principal Projects

Project	Total Earnings over PILOT Term	Total Sales over PILOT Term	Annual Property Taxes to be Paid Upon Expiration of PILOT	Description
R Best Produce	\$ 69,706,000	\$ 202,598,267	\$ 636,703	renovation of commercial building for use as a warehouse and office facility
Jesco Lighting Group LLC	\$ 81,380,502	\$ 233,448,657	\$ 311,321	renovation of a commercial building for a manufacturing and distribution facility
Mineola Properties LLC	\$ 50,206,417	\$ 146,314,380	\$ 1,431,411	construction of 115-unit apartment building, including 32 affordable units
P&L Development Group of New York Corp	\$ 1,758,830,000	\$ 4,969,541,000	\$ 1,279,200	expansion of Applicant's available space for manufacturing, distribution and warehousing of over the counter generic drugs
Long Island Industrial Management LLC	\$ 346,140,074	\$ 1,011,236,831	\$ 5,132,860	renovation of a portfolio of 13 commercial/industrial buildings
Bayview Manor LLC	\$ 29,040,000	\$ 84,934,095	\$ 212,206	proposed renovation of an existing assisted living facility
Bical Realty Corp.	\$ 4,367,000	\$ 12,631,910	\$ 206,346	car dealership renovation
Farmingdale Development Company LP aka BWC Realty Partners LLC	\$ 16,267,800	\$ 47,393,698	\$ 1,232,745	103 market-rate apartment units 12 affordable-rate housing units, and 17,013 square feet of general retail space
Farmingdale Development Company	\$ 8,892,000	\$ 25,763,516	\$ 416,247	35 market-rate apartment units, 4 affordable-rate housing units, and 6,000 square feet of general retail space
Ivy Enterprises Inc.	\$ 31,220,200	\$ 89,845,268	\$ 210,681	construction of corporate headquarters
Steel One	\$ 92,172,000	\$ 267,515,204	\$ 1,600,523	renovation of two commercial/industrial properties
We're Associates Company	\$ 267,547,500	\$ 781,741,065	\$ 2,960,485	renovation of underutilized commercial buildings
MPA Owners LLC	\$ 1,422,000	\$ 4,129,942	\$ 102,311	4 retail stores and 10 market-rate apartment units
IntraLogic Solutions Inc.	\$ 55,813,520	\$ 163,992,360	\$ 98,954	relocation of offices
139 LLC	\$ 1,789,401	\$ 4,231,243	\$ 148,925	5 market-rate apartment units, 7 affordable-rate housing units, and 6 units of general retail space
Midtown North Hills LLC	\$ 16,711,424	\$ 35,749,588	—	124 market-rate condos
Nassau Candy Distributors Inc.	\$ 614,180,624	\$ 1,494,756,448	\$ 524,114	provide space for additional lines of distribution of specialty confectionery and gourmet foods
Prospect Realty Holding Company LLC	\$ 1,236,791,529	\$ 3,581,368,120	\$ 1,001,291	consolidation of support staff operations of New York Community Bancorp and its subsidiaries at a single site
Sovran Acquisition L.P.	\$ 2,716,322	\$ 11,132,884	\$ 661,914	purchase of self-storage facility
Bird Bus Sales	\$ 31,318,700	\$ 78,677,284	\$ 76,724	expansion and renovation of bus sales facility
Designatronics Inc.	\$ 301,537,418	\$ 936,265,764	\$ 388,459	consolidation of Applicant's four existing facilities to include light manufacturing and office space
Lumber Earth Realty LLC	\$ 1,797,488	\$ 4,239,676	\$ 437,975	conversion of three warehouse buildings into a mixed-use development consisting of 20 market rate rental units and general retail space
Fortuna LI, LLC d/b/a Garden City Hotel	\$ 6,714,240	\$ 26,021,508	—	hotel renovation
SPA 79 E L.P.	\$ 3,616,935	\$ 8,527,827	\$ 253,650	23 market-rate apartment units, 3 affordable-rate housing units, and 3,100 square feet of retail space

## Attachment B - Principal Projects

Project	Date of Study	Use	Address	Village/CDP	Town/City
SPA 79 M L.P.	Feb-14	residential	285 Eastern Pkwy	Farmingdale	Oyster Bay
AvalonBay Communities Inc.	Mar-14	residential	240 East Shore Rd	Great Neck	North Hempstead
HPFVIII Elmont LLC	Mar-14	storage facility	2030/2060 Linden Blvd	Elmont	Hempstead
283 N Franklin Realty LLC	May-14	vehicle dealership	273-283 N Franklin St	Hempstead	Hempstead
AVR Carle Place Two Associates LLC	May-14	hotel	20 Westbury Ave	Carle Place	North Hempstead
Men on the Move Glen Cove Storage LLC	May-14	storage facility	1000 Axinn Ave	Garden City	Hempstead
PPF SS 6000 Sunrise Highway LLC	May-14	storage facility	6000 Sunrise Hwy	Massapequa	Oyster Bay
DealerTrack Technologies Inc.	Jul-14	office	3400 New Hyde Park Rd	North Hills	North Hempstead
Sunrise Volkswagen Inc.	Jul-14	vehicle dealership	931 Sunrise Hwy / 639 Merrick Rd	Lynbrook	Hempstead
5-9 Grace Plaza LLC	Sep-14	residential, commercial	5-9 Grace Ave	Great Neck Plaza	North Hempstead
101 Uniondale LP	Dec-14	hotel	101 James Doolittle Blvd	Uniondale	Hempstead
3 Grace LLC	Dec-14	retail, office, incubator	3 Grace Ave	Great Neck Plaza	North Hempstead
Steel G LLC	Jan-15	industrial	201 Grumman Rd West	Bethpage	Oyster Bay
Supreme Screw Products Inc	Jan-15	industrial	10 Skyline Dr	Plainview	Oyster Bay
William Warren Properties Inc.	Jan-15	storage facility	401-405 Railroad Ave	Westbury	North Hempstead
LS130 Sunrise Realty LLC	Mar-15	vehicle dealership	130/148/164 Sunrise Hwy	Valley Stream	Hempstead
Public Storage	Apr-15	storage facility	800 South Oyster Bay Rd	Hicksville	Oyster Bay
Publishers Clearing House and JQ III Associates	May-15	office	300 Jericho Quadrangle	Jericho	Oyster Bay
<b>TOTAL</b>					

## Attachment B - Principal Projects

Project	Direct Jobs	Total Jobs	Direct Earnings (Annual)	Total Earnings (Annual)	Direct Sales (Annual)	Total Sales (Annual)	Construction Cost	Total Spending over PILOT Term
SPA 79 M L.P.	4	5	\$ 125,240	\$ 190,365	\$ 282,726	\$ 448,833	\$ 6,000,000	\$ 2,531,855
AvalonBay Communities Inc.	28	40	\$ 1,074,494	\$ 1,654,763	\$ 2,951,985	\$ 4,612,307	\$ 55,265,000	\$ 16,216,677
HPFVIII Elmont LLC	3	5	\$ 150,000	\$ 216,662	\$ 531,045	\$ 803,921	\$ 7,200,000	\$ 2,123,288
283 N Franklin Realty LLC	35	54	\$ 1,932,730	\$ 3,053,714	\$ 4,475,608	\$ 7,146,996	\$ 3,370,000	\$ 23,513,598
AVR Carle Place Two Associates LLC	4	6	\$ 103,181	\$ 202,235	\$ 476,196	\$ 779,176	\$ 14,315,000	\$ 2,689,726
Men on the Move Glen Cove Storage LLC	3	5	\$ 154,000	\$ 219,156	\$ 531,045	\$ 803,920	\$ 4,470,000	\$ 2,147,729
PPF SS 6000 Sunrise Highway LLC	2	3	\$ 111,579	\$ 177,137	\$ 354,029	\$ 535,940	\$ 6,400,000	\$ 1,735,943
DealerTrack Technologies Inc.	857	3,714	\$ 95,298,400	\$ 266,160,194	\$ 631,596,664	\$ 1,006,234,176	\$ 112,343,000	\$ 2,608,369,901
Sunrise Volkswagen Inc.	42	68	\$ 2,239,964	\$ 3,695,940	\$ 6,007,300	\$ 9,649,463	\$ 680,000	\$ 28,458,738
5-9 Grace Plaza LLC	5	7	\$ 182,815	\$ 287,019	\$ 444,255	\$ 709,824	\$ 7,955,000	\$ 2,812,786
101 Uniondale LP	31	52	\$ 2,850,317	\$ 3,961,941	\$ 7,000,000	\$ 9,859,931	\$ 20,000,000	\$ 52,693,815
3 Grace LLC	20	31	\$ 1,134,751	\$ 1,736,169	\$ 2,444,952	\$ 3,957,842	\$ 750,000	\$ 10,937,865
Steel G LLC	27	43	\$ 1,680,887	\$ 2,571,757	\$ 4,978,949	\$ 7,262,424	\$ 6,800,000	\$ 34,204,368
Supreme Screw Products Inc	65	119	\$ 3,800,000	\$ 6,977,546	\$ 23,228,266	\$ 31,433,724	\$ 1,600,000	\$ 92,801,362
William Warren Properties Inc.	3	5	\$ 100,000	\$ 207,171	\$ 508,332	\$ 781,334	\$ 10,319,000	\$ 2,030,276
LS130 Sunrise Realty LLC	22	40	\$ 1,791,077	\$ 2,937,366	\$ 4,441,655	\$ 7,322,004	\$ 4,115,500	\$ 22,617,718
Public Storage	2	3	\$ 61,720	\$ 128,377	\$ 340,331	\$ 509,001	\$ 7,900,000	\$ 1,258,095
Publishers Clearing House and JQ III Associates	66	125	\$ 5,449,071	\$ 8,718,514	\$ 13,063,518	\$ 21,684,341	\$ 64,861,868	\$ 115,956,236
<b>TOTAL</b>	<b>7,677</b>	<b>16,263</b>	<b>\$ 554,709,120</b>	<b>\$ 1,068,673,057</b>	<b>\$ 2,002,182,424</b>	<b>\$ 3,789,472,004</b>	<b>\$ 836,042,349</b>	<b>\$ 8,825,663,373</b>

## Attachment B - Principal Projects

Project	Total Earnings over PILOT Term	Total Sales over PILOT Term	Annual Property Taxes to be Paid Upon Expiration of PILOT	Description
SPA 79 M L.P.	\$ 3,616,935	\$ 8,527,827	\$ 239,063	24 market-rate apartment units, 3 affordable-rate housing units
AvalonBay Communities Inc.	\$ 23,166,682	\$ 64,572,298	\$ 973,248	171 market-rate apartment units and 20 affordable-rate housing units
HPFVIII Elmont LLC	\$ 3,033,268	\$ 11,254,894	\$ 864,420	116,000-square-foot climate-controlled self-storage facility
283 N Franklin Realty LLC	\$ 33,590,854	\$ 78,616,956	\$ 276,114	renovation of a Jeep dealership
AVR Carle Place Two Associates LLC	\$ 3,842,465	\$ 14,804,344	\$ 733,774	four-story, 120-suite hotel, operated as a SpringHill Suites by Marriott franchise
Men on the Move Glen Cove Storage LLC	\$ 3,068,184	\$ 11,254,880	\$ 647,958	construction self-storage facility
PPF SS 6000 Sunrise Highway LLC	\$ 2,479,918	\$ 7,503,160	\$ 535,369	construct a three-story, 82,000-square-foot self-storage facility
DealerTrack Technologies Inc.	\$ 3,726,242,716	\$ 14,087,278,464	\$ 599,125	construction office space to house planned expansion
Sunrise Volkswagen Inc.	\$ 40,655,340	\$ 106,144,093	\$ 294,531	renovation of buildings for auto showroom and service center
5-9 Grace Plaza LLC	\$ 4,018,266	\$ 9,937,536	\$ 430,685	27 market-rate apartment units, 3 affordable-rate housing units, and 4,200 square feet of ground floor commercial space
101 Uniondale LP	\$ 75,276,879	\$ 187,338,689	\$ 2,628,091	renovation of the Long Island Marriott hotel
3 Grace LLC	\$ 15,625,521	\$ 35,620,578	\$ 141,556	renovation of a 22,500-square-foot building for use as a mixed-use property that includes offices, retail space, and a business incubator facility
Steel G LLC	\$ 48,863,383	\$ 137,986,056	\$ 1,578,825	renovation of an existing building, and construction of a new building, for use as a multi-tenant office, warehouse, and industrial facility
Supreme Screw Products Inc	\$ 132,573,374	\$ 597,240,756	\$ 69,816	renovation project to accommodate production space
William Warren Properties Inc.	\$ 2,900,394	\$ 10,938,676	\$ 570,031	construction of self-storage facility
LS130 Sunrise Realty LLC	\$ 32,311,026	\$ 80,542,044	\$ 319,599	renovation and expansion of existing buildings for use as auto dealership
Public Storage	\$ 1,797,278	\$ 7,126,014	\$ 734,478	construction of public storage facility
Publishers Clearing House and JQ III Associates	\$ 165,651,766	\$ 412,002,479	\$ 1,647,521	upgrade of an office building to house Publishers Clearing House
<b>TOTAL</b>	<b>\$ 12,608,090,533</b>	<b>\$ 41,522,287,750</b>	<b>\$ 45,441,210</b>	

## Attachment C - LEADS Projects

Project Name	Permitted Use of Property	Property Address	Village/CDP	Town	Scheduled Completion Date	Project Cost	Construction Jobs	Retained On-Site Jobs	New On-Site Jobs	Maximum Incentive Amount
Amplified Capital	Music school and recording studio	1015 Port Washington Boulevard	Port Washington	North Hempstead	11/1/2012	\$ 600,000	0	0	1	\$ 5,160
Display Technologies, LLC	Company HQ	1111 Marcus Avenue	Lake Success	North Hempstead	1/19/2012	\$ 2,000,000	5	61	4	\$ 99,000
Dover Coral House	Catering facility	70 Milburn Avenue	Baldwin	Hempstead	12/19/2014	\$ 950,000	0	50	6	\$ 99,000
Dover Gourmet Corporation	Food manufacturer, wholesaler, and distributor	27 St. John's Place	Freeport	Hempstead	12/18/2014	\$ 500,000	4	51	6	\$ 43,125
Dri Mark Products, Inc	Manufacturing and distribution center	999 South Oyster Bay Road, Suite 312	Bethpage	Oyster Bay	6/15/2014	\$ 500,000	0	42	0	\$ 43,125
Hiram Cohen & Son, Inc	Insurance brokerage	486 Willis Avenue	Williston Park	North Hempstead	6/30/2013	\$ 600,000	3	27	6	\$ 51,750
Kim Berlin	Medical office	830 Atlantic Avenue	Baldwin	Hempstead	1/31/2013	\$ 30,000	0	3	6	\$ 30,000
LGD Podiatric Surgical P.C. 2013	Medical Office	3003 New Hyde Park Roadm Suite 312	New Hyde Park	North Hempstead	6/1/2013	\$ 250,000	0	0	9	\$ 14,172
Miro Enterprises, LLC	Vending equipment business	65 East Bethpage Road		Oyster Bay	4/15/2013	\$ 486,100	3	3	3	\$ 26,250
Scales Industrial Technologies, Inc.	Insurance brokerage	110 Voice Road	Carle Place	North Hempstead	6/30/2013	\$ 420,000	0	52	0	\$ 36,225
987 374 GB, LLC	Financial services firm	125 Froehlich Farm Boulevard	Woodbury	Oyster Bay	7/15/2013	\$ 500,000	0	30	10	\$ 43,125
Stanley Berke, M.D. D/B/A Eye Care	Medical office	1600 Stewart Avenue	Westbury	Hempstead	1/31/2013	\$ 500,000	0	3	6	\$ 43,125
Leaders in Travel	Travel Agency	9 Park Place	Great Neck Plaza	North Hempstead	9/2/2014	\$ 400,000	0	3	3	\$ 34,500
CMS Real Estate Holdings LLC	Engineer Firm	266 Merrick Road	Lynbrook	Hempstead	3/24/2014	\$ 1,100,000	0	40	5	\$ 94,875
Top Hat Uniform, LLC	Custom Uniform Manufacture	230 Duffy Avenue	Hicksville	Oyster Bay	8/1/2015	\$ 500,000	38	10	0	\$ 500,000
Arbor Commercial Mortgage	Office	333 Earle Ovington Boulevard	Uniondale	Hempstead	2/1/2015	\$ 1,000,000	75	75	0	\$ 86,000
Cystorama, Inc.	Dairy distributor	95 Cantiague Rock Road	Westbury	North Hempstead	8/13/2015	\$ 565,000	0	43	11	\$ 48,731
<b>TOTAL</b>						<b>\$ 10,901,100</b>	<b>128</b>	<b>493</b>	<b>76</b>	<b>\$ 1,298,163</b>

## Appendix D - Business Recovery Center Projects

Company Name	Street Address	Town	Closing Date	Spending	Max Benefit
233 Long Beach Rd Island Park LLC	233 Long Beach Rd	Island Park	2/19/2013	\$ 200,000	\$ 17,250
4245 Austin Holding Corp	4245 Austin Blvd	Island Park	12/10/2012	\$ 440,000	\$ 37,950
4315 Island Park Realty	4315 Austin Blvd	Island Park	12/10/2012	\$ 100,000	\$ 8,625
730 Rest. Inc Woodcleft Crabshack	150 Woodcleft Ave	Freeport	12/3/2012	\$ 275,000	\$ 23,719
Abby's Parkside Nursery & Florist	3333 Merrick Rd	Wantagh	11/29/2012		
Active Sports Medicine	757 Lincoln Blvd	Long Beach	4/23/2013	\$ 50,000	\$ 4,313
Airline Container Leasing	3800 Hampton Rd	Oceanside	11/20/2012	\$ 550,000	\$ 47,438
Airmarine Electroplating	388 Woodcleft Ave	Freeport	1/17/2013	\$ 500,000	\$ 43,125
All Creatures Veterinary Hospital	733 W Park Ave	Long Beach	1/23/2013	\$ 750,000	\$ 64,687
Allegria Hotel	80 W Broadway	Long Beach	1/23/2013	\$ 1,145,000	\$ 98,756
Anthony Falciano DDS	3306 Weidner Ave	Oceanside	11/27/2012	\$ 300,000	\$ 25,875
Barbarotto Int'l Sales Corp	3311 Royal Ave	Oceanside	11/18/2012	\$ 75,000	\$ 6,469
Bayview Nursing and Rehab Center	1 Long Beach Rd	Island Park	3/13/2013	\$ 1,148,000	\$ 99,000
Benjo Boat Carpentry	696 S Main St	Freeport	1/9/2013	\$ 20,000	\$ 1,725
Bridgeview Yacht Club	80 Waterfront Blvd	Island Park	12/13/2012	\$ 1,147,800	\$ 99,000
Carol Mcparland/Superior Travel	3463 Bay Front Dr	Baldwin	3/19/2013	\$ 30,000	\$ 2,587
Cary M Gloub	854 East Broadway	Long Beach	1/11/2013	\$ 75,000	\$ 6,468
Catch 22 LJNY Corp	1 Main St	East Rockaway	6/3/2013	\$ 400,000	\$ 34,500
CBSD, Inc	319 Woodcleft Ave	Freeport	12/19/2012	\$ 200,000	\$ 17,250
Centre Millwork & Supply Co	669 Long Beach Rd	Long Beach	11/27/2012	\$ 165,000	\$ 14,232
Charon Marine Industries Inc	117 Hudson Ave	Freeport	1/17/2013	\$ 500,000	\$ 43,125
Competition Automotive	4501 Austin Blvd	Island Park	1/14/2013	\$ 75,000	\$ 6,468
Cross Island Swim-Pool Service	4 Saratoga Blvd	Island Park	12/20/2012	\$ 50,000	\$ 4,312
Delicato Management	P.O. Box 212	Sea Cliff	11/14/2013	\$ 300,000	\$ 25,950
DeVictoria Plumbing & Heating Corp	135 Roosevelt Pl	Massapequa	11/28/2012	\$ 55,000	\$ 4,744
Diesel Tech	1 Anchorage Way	Freeport	2/8/2013	\$ 500,000	\$ 43,125
Docks Unlimited	3332 Bay Front Dr	Baldwin	2/8/2013	\$ 275,000	\$ 23,718
East Broadway Apartments	PO 547/319 & 325 E. Boradway	Woodbury / Long Beach	11/16/2012	\$ 500,000	\$ 43,125
EB Elliots	23 Woodcleft Ave	Freeport	12/27/2012	\$ 650,000	\$ 56,062
Edinger Landscaping Inc	261 W. Fulton St	Long Beach	12/5/2012	\$ 175,000	\$ 15,094
Endo Electric	49 Dock Dr	Freeport	11/16/2012	\$ 110,000	\$ 9,488
Eric Jacob DDS	700 Shore Rd	Long Beach	12/6/2012	\$ 190,000	\$ 16,388
Evergreen Ear, Nose & Throat Surgery, P.C.	480 East Bay Dr	Long Beach	4/29/2013	\$ 100,000	\$ 8,625
Evergreen North Insurance	3332 Long Beach Rd	Oceanside	11/18/2012	\$ 45,000	\$ 3,882
Falciano Services Inc	1000 W Beech St	Long Beach	12/18/2012	\$ 30,000	\$ 2,587

## Appendix D - Business Recovery Center Projects

Company Name	Street Address	Town	Closing Date	Spending	Max Benefit
Fiore Bros	405-411 Woodcleft Ave	Freeport	3/19/2013	\$ 1,000,000	\$ 86,250
FPT Sobe Restaurant Corp	395 Woodcleft Ave	Freeport	1/16/2013	\$ 900,000	\$ 77,625
Garber, Atlas, Fried & Associates	3070 Lawson Blvd	Oceanside	11/30/2012	\$ 825,000	\$ 71,157
Gary Stiener Restaurant Corp	4245 Austin Blvd	Island Park	12/10/2012	\$ 440,000	\$ 37,950
Ground Services	254 Henry St	Inwood	11/19/2012	\$ 110,000	\$ 9,488
H & R Convention & Catering Corp	1431 Old Northern Blvd	Roslyn	12/10/2012	\$ 88,000	\$ 7,590
Henry's at Pier 95	95 Hudson Ave	Freeport	11/29/2012	\$ 440,000	\$ 37,950
HFI Realty LLC	39-43A & 42 Woodcleft Ave	Freeport	1/28/2013	\$ 500,000	\$ 43,125
HVS Hospitality	19 Ira Rd	Syosset	8/21/2013	\$ 100,000	\$ 8,650
Impact Services Inc	120 W Park Ave Suite 101	Long Beach	12/3/2012	\$ 55,000	\$ 4,744
Indcorp Fiscal Services	4315 Austin Blvd	Island Park	12/10/2012	\$ 50,000	\$ 4,312
Island Park Ice House	114 Austin Blvd	Island Park	3/7/2013	\$ 100,000	\$ 8,625
Island Trees Veterinary Hospital	451 New South Rd	Hicksville	12/12/2012	\$ 80,000	\$ 6,900
Jackson Roadhouse	3595 Bayview St	Seaford	1/29/2013	\$ 45,000	\$ 3,881
Jagro Air Services, Inc	145 Hook Creek Blvd	Valley Stream	12/6/2012	\$ 55,000	\$ 4,744
Jansen Brokerage Inc	6 Leewater Ave	Massapequa	2/15/2013	\$ 20,000	\$ 1,725
Jem Caterers of Nassau Inc	1395 Beech St	Atlantic Beach	1/7/2013	\$ 1,000,000	\$ 86,250
Jetmore Fireplace Center	3343 Merrick Rd	Wantagh	11/19/2012	\$ 165,000	\$ 14,232
Joel B. Loewenstein	630 East Park Ave	Long Beach	2/14/2013	\$ 30,000	\$ 2,587
Jonathan Arnold Inc	3415 Hampton Rd	Oceanside	12/3/2012	\$ 650,000	\$ 56,063
Josef-Rose Originals	128A E Park Ave	Long Beach	12/19/2012	\$ 45,000	\$ 3,881
Karako Suits	7 Cerro St	Inwood	11/15/2012	\$ 35,000	\$ 3,019
Kids Quarters	131 Main St	East Rockaway	11/18/2012	\$ 475,000	\$ 40,969
Kolstein Music Inc	795/803 Foxhurst Rd	Baldwin	12/20/2012	\$ 80,000	\$ 6,900
L & V Wines	3001 New St	Oceanside	11/27/2012	\$ 45,000	\$ 3,882
Lane Refrigeration	3916 Long Beach Rd	Island Park	11/21/2012	\$ 85,000	\$ 7,332
Lindell Deli & Groceries	579 West Park Ave	Long Beach	12/17/2012	\$ 90,000	\$ 7,763
LND Inc	3230 Lawson BLvd	Oceanside	1/24/2013	\$ 500,000	\$ 43,125
Long Beach Vacuum Inc	264 East Park Ave	Long Beach	12/11/2012	\$ 150,000	\$ 12,938
Mackoul & Associates	585 Stewart Ave Suite L-50	Garden City	2/28/2013	\$ 100,000	\$ 8,625
Mark Tannenbaum	184 Harrison Ave	Island Park	1/15/2013	\$ 45,000	\$ 3,881
Maximum Tours	3132 Long Beach Rd	Oceanside	11/18/2012	\$ 110,000	\$ 9,488
Milro Services	41 Hanse Ave	Freeport	6/4/2013	\$ 350,000	\$ 30,188
Moore's of Baldwin	1 Jefferson Pl	Baldwin	12/19/2012	\$ 100,000	\$ 8,625
NC Chocolate Maunfacturing	110 Buffalo Ave	Freeport	1/16/2013	\$ 500,000	\$ 43,125
Network Brokers International	100 North Centre Ave Suite 204	Rockville Centre	12/17/2012	\$ 65,000	\$ 5,606

## Appendix D - Business Recovery Center Projects

Company Name	Street Address	Town	Closing Date	Spending	Max Benefit
New Empire Group	212-214 West Park Ave	Long Beach	12/4/2012	\$ 500,000	\$ 43,125
NY Tennis at Long Beach	899 Monroe Blvd	Long Beach	11/19/2012	\$ 825,000	\$ 71,157
Paper Hanging Inc	178 Murray Dr	Oceanside	12/10/2012	\$ 690,000	\$ 58,788
Paul Gold Real Estate	1047 West Beech St	Long Beach	1/23/2013	\$ 100,000	\$ 8,625
Peter Procopis PGA	101A Causeway Rd	Lawrence	4/25/2013	\$ 10,000	\$ 863
Peter S Gelfand	718 East Park Ave	Long Beach	2/14/2013	\$ 200,000	\$ 17,250
Planet Payment	670 Long Beach Blvd	Long Beach	2/7/2013	\$ 900,000	\$ 77,625
Plantation Motel Inc	4040 Long Beach Rd	Island Park	12/3/2012	\$ 110,000	\$ 9,488
Point-Set Indoor Raquet Club	3065 New St	Oceanside	12/5/2012	\$ 900,000	\$ 77,625
Rachel's Waterside Grill	281 Woodcleft Ave	Freeport	1/23/2013	\$ 250,000	\$ 21,562
Raj & Rai Realty	150 Hicksville Rd	Bethpage	12/10/2012	\$ 300,000	\$ 25,875
RBS Restaurant Inc	2367 Hempstead Tpke	East Meadow	12/10/2012	\$ 88,000	\$ 7,590
Retail Solutions Center	75 Hanse Ave	Freeport	11/16/2012	\$ 650,000	\$ 56,063
Richard Storm MD	303 East Park Ave	Long Beach	1/28/2013	\$ 950,000	\$ 81,937
RMK Contracting Service	207 Lindbergh Ave	Oceanside	11/19/2012	\$ 165,000	\$ 14,232
Robert Gunning	17 Marjorie Ln	East Rockaway	2/28/2013	\$ 300,000	\$ 25,875
Ruby's Bakery	943 North Broadway	Massapequa	12/10/2012	\$ 44,000	\$ 3,795
Solutions Valet Parking	100-34 Baker Ct	Island Park	1/8/2013	\$ 65,000	\$ 5,606
Sorrento's Inc	255 West Park Ave	Long Beach	12/26/2012	\$ 120,000	\$ 10,350
Southshore Family Medical Associate	271 Doughty Blvd	Inwood	11/18/2012	\$ 420,000	\$ 36,225
SRB Concessions Inc	1 Ocean Parkway	Massapequa	12/10/2012	\$ 1,148,000	\$ 99,000
SRB Convention & Catering Corp	1 South Woods Rd	Woodbury	12/10/2012	\$ 1,148,000	\$ 99,000
Steak Shack Inc	4455 Broadway	Island Park	1/9/2013	\$ 55,000	\$ 4,744
Sunny Atlantic Partners LLC	1845/2019 Ocean Blvd	Atlantic Beach	2/8/2013	\$ 1,148,000	\$ 99,000
Ted's Fishing Station	143 Bayside Dr	Point Lookout	2/14/2013	\$ 500,000	\$ 43,125
Telephone Consulting Service of Long Island	2933 Judith Dr	Bellmore	11/30/2012	\$ 45,000	\$ 3,882
The Gold Mine	4137 Merrick Rd	Massapequa	12/13/2012	\$ 30,000	\$ 2,588
The Golden Box	7 Leonard Dr	East Rockaway	11/16/2012	\$ 45,000	\$ 3,882
The Oceanview Condominium	164 Albany Blvd	Atalntic Beach	1/24/2013	\$ 300,000	\$ 25,875
The Shores @ Atlantic Beach	1845/2019 Ocean Blvd	Atltanic Beach	1/30/2013	\$ 1,148,000	\$ 99,000
The Station Ltd	885 West Beech St	Freeport	1/14/2013	\$ 90,000	\$ 7,762
Three and Two Enterprises Inc	570 Rockaway Turnpike	Lawrence	1/7/2013	\$ 40,000	\$ 3,450
Tile By Design	4204 Austin Blvd	Island Park	11/16/2012	\$ 160,000	\$ 13,800
Tiumph Actuation Systems	417 S. Main St	Freeport	1/14/2013	\$ 1,148,000	\$ 99,000
Topaz Design Group	3595 Mahlon Brower Dr	Oceanside	12/17/2012	\$ 200,000	\$ 17,250

Appendix D - Business Recovery Center Projects

Company Name	Street Address	Town	Closing Date	Spending	Max Benefit
United Thread Mills Corp	3530 Lawson Blvd	Oceanside	1/28/2013	\$ 20,000	\$ 1,725
Universe Appliances	3782 Merrick Rd	Seaford	12/18/2012	\$ 140,000	\$ 12,075
Verified System Solutions Inc	560 Commercial Ave	Garden City	11/26/2012	\$ 220,000	\$ 18,975
Vidulich & Associates	486 Sunrise Highway	Rockville Centre	11/16/2012	\$ 55,000	\$ 4,744
Village Pizzeria, Inc.	118 Long Beach Rd	Island Park	4/23/2013	\$ 850,000	\$ 73,313
Vrona & Van Schuyler	240 Long Beach Rd	Island Park	11/15/2012	\$ 110,000	\$ 9,488
Wall's Wharf	18 Greenwich Ave	Bayville	3/25/2013	\$ 500,000	\$ 43,125
Waterville Holdings LLC	157 Forest Ave	Massapequa	5/1/2013	\$ 150,000	\$ 12,938
Weitzman and Chesner, MDs	325 W Park Ave	Long Beach	11/28/2012	\$ 220,000	\$ 18,975
West End Chiropractic	1015 West Beech St	Long Beach	12/20/2012	\$ 150,000	\$ 12,937
Ahab's Attic	262 Woodcleft Ave	Freeport	1/17/2013	\$ 175,000	\$ 15,093
All About Smiles Denistry	3471 Long Beach Rd	Oceanside	11/21/2012	\$ 220,000	\$ 18,975
Asher & Asher	4001 Broadway	Island Park	11/16/2012	\$ 400,000	\$ 34,500
Bamboo Bar & Grill	153 Woodcleft Ave	Freeport	5/6/2013	\$ 210,000	\$ 18,113
Fenia Garage Corp	686 Burnside Ave	Inwood	4/2/2013	\$ 400,000	\$ 34,500
H & F Family Limited Partnership	79 Reynolds Dr	Lido Beach	1/17/2013	\$ 80,000	\$ 6,900
IOTN Corp.03	507 Guy Lombardi Ave	Freeport	12/3/2012	\$ 95,000	\$ 8,194
KND Ventures Inc	647 E Park Ave	Long Beach	11/16/2012	\$ 30,000	\$ 3,588
RLK Catering Corp	3116 Lawson Blvd	Oceanside	2/1/2013	\$ 200,000	\$ 17,250
Robert Louis, Inc DBA Osio Salon	212 Merrick Rd	Rockville Centre	4/26/2013	\$ 125,000	\$ 10,781
Stusan of Long Beach	152-158 West Park Ave	Long Beach	4/15/2013	\$ 10,000	\$ 863
<b>TOTAL</b>				<b>\$ 39,705,800</b>	<b>\$ 3,424,920</b>

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